





48 SEDGLEY ROAD

WOLVERHAMPTON, WV4 5LE

OFFERS IN THE REGION OF £350,000

FREEHOLD

Delightful four-bedroom detached family home occupying a sought-after position close to Penn Common, enjoying beautiful countryside views to the rear.

Set behind a driveway providing off-road parking for several vehicles, the well-proportioned accommodation comprises front sitting room, dining room, rear living room, kitchen, utility and guest WC. To the first floor are four double bedrooms and a modernised shower room.

A particular highlight of the property is the attractive rear garden, enjoying a south-westerly aspect and backing onto stables and farmland. Penn Common and the golf course are just yards away, while St Bartholomew's Church and the local primary school are situated towards the top of the road.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

48 SEDGLEY ROAD

• 360 VIRTUAL TOUR • FOUR DOUBLE BEDROOMS • IMPRESSIVE SOUTH WESTERLY FACING REAR GARDEN • UTILITY • GROUND FLOOR W.C. • DRIVEWAY FOR SEVERAL VEHICLES





APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles. A part glazed entrance door leads into the front reception/sitting room. To the side of the property is a spacious veranda providing access to the rear garden.

RECEPTION / SITTING ROOM

13'10" x 9'7"

Double glazed window to the front, radiator, decorative fireplace, part glazed doors to the inner hall and dining room.

INNER HALL

Staircase to the first floor landing, useful storage cupboard, part glazed doors to the sitting room, living room and kitchen.

DINING ROOM

15'9" x 10'11"

Double glazed window to the front, radiator, fitted display cabinet, and part glazed double doors to the living room.

LIVING ROOM

13'11" x 10'11"

Double glazed window to the side, sliding patio door to the rear, radiator.

KITCHEN

9'7" x 9'6"

Double glazed window to the rear, tiled floor, radiator, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 11/4 bowl stainless steel sink and drainer unit with mixer tap. There is an integral dish washer, fitted gas oven and grill with 4 ring gas hob above, space for an 'American' style fridge-freezer and a part glazed door through to the rear lobby/utility room.

UTILITY / REAR LOBBY

6'10" x 6'1"

Double glazed door to the rear, tiled floor and fitted utility cupboards with space for a washing machine and tumble dryer, door to the guest w.c.

GUEST W.C.

Double glazed obscure window to the side, tiled floor, close coupled w.c, and corner wash hand basin with mixer tap.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

12'7" x 9'8"

Double glazed window to the rear, radiator, fitted double wardrobe with over head storage.

BEDROOM TWO

10'11" x 10'3"

Double glazed window to the rear, radiator, fitted double wardrobes.

BEDROOM THREE

10'11" x 10'10"

Double glazed window to the front, radiator, fitted double wardrobe

BEDROOM FOUR

11'11" x 9'8"

Double glazed window to the front, radiator, fitted double wardrobe.

SHOWER ROOM

Double glazed obscure window to the side, towel rail, tiled

walls, contemporary suite comprising shower enclosure, sink with vanity cupboard, and close-coupled w.c.

SIDE VERANDA / STORE

17'6" x 6'2"

Doors to the front drive and rear garden, numerous electricity power points and lighting.

REAR GARDEN

A particular feature of the property is the delightful landscaped rear garden which enjoys a fine south westerly rear aspect.

The garden features a large block paved patio area with steps down to established lawns, well stocked flower and shrub borders and a vegetable garden. There is a cold water tap and a door to the side veranda which gives access through to the front driveway.

PROPERTY INFORMATION

Title - The property is understood to be Freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - South Staffordshire Council - Tax Band E

N.B. - The vendor of this property is related to an employee of Sanders, Wright & Freeman

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

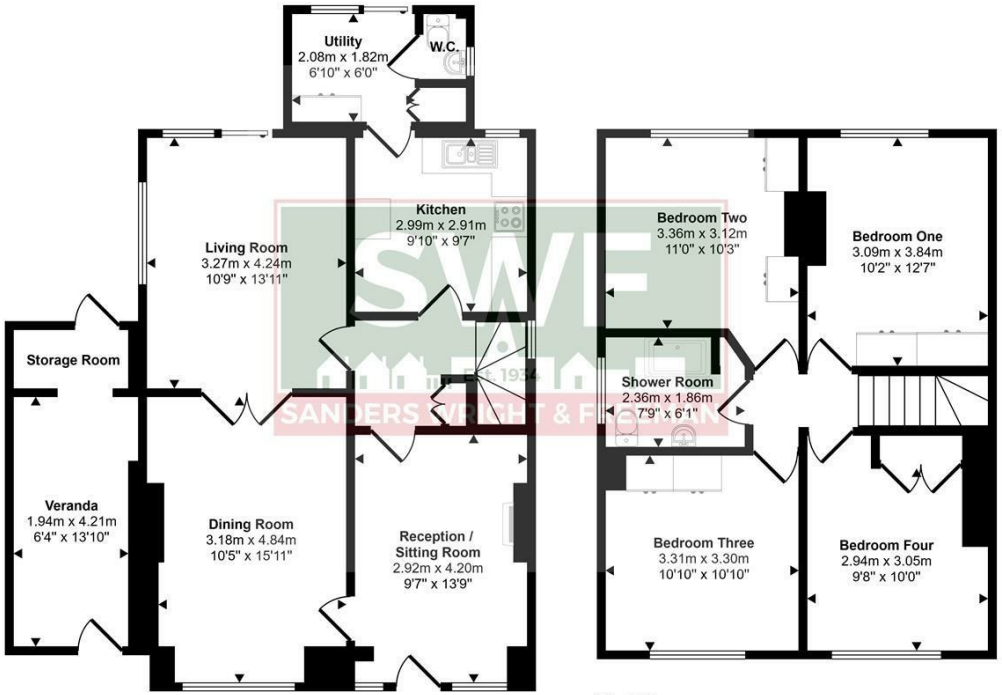
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Approx Gross Internal Area
134 sq m / 1444 sq ft

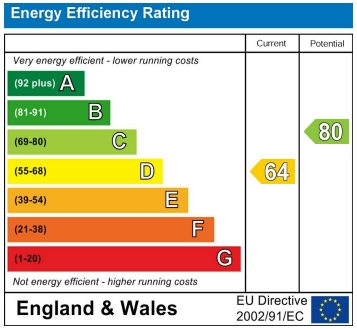


Ground Floor
Approx 78 sq m / 841 sq ft

First Floor
Approx 56 sq m / 603 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements